

MEMORANDUM

September 3, 2014

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of an application to designate the property at 1919 14th St. as a local historic landmark as per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00186).

STATISTICS

- | | | |
|----|-----------------------|---------------------------|
| 1. | Address: | 1919 14 th St. |
| 2. | Date of Construction: | 1956 |
| 3. | Zoning: | DT-5 (Downtown-5) |
| 4. | Applicant/Owner: | W.W. Reynolds Companies |
-

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

The Landmarks Board recommends to the City Council that it designate the property at 1919 14th St. as a local historic landmark, to be known as the **Colorado Building**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopts the staff memorandum, including the following as the findings of the board:

FINDINGS

The Landmarks Board finds, based upon the application and evidence presented, that the proposed designation application is consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of a past era and important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.

2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.
4. The building proposed for designation has a special character and historical, architectural and aesthetic characteristics. Sec. 9-11-2(a)(1), B.R.C. 1981.
5. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

BACKGROUND:

- On June 13, 2014, the city received an application from the owners of the building for individual landmark designation of the property at 1919 14th St. This application was submitted as a condition of Site Review approval for the re-development of the property.
- The owners are planning to rehabilitate the building; exterior changes will require a Landmark Alteration Certificate and will be reviewed by the Landmarks Design Review Committee (Ldrc).

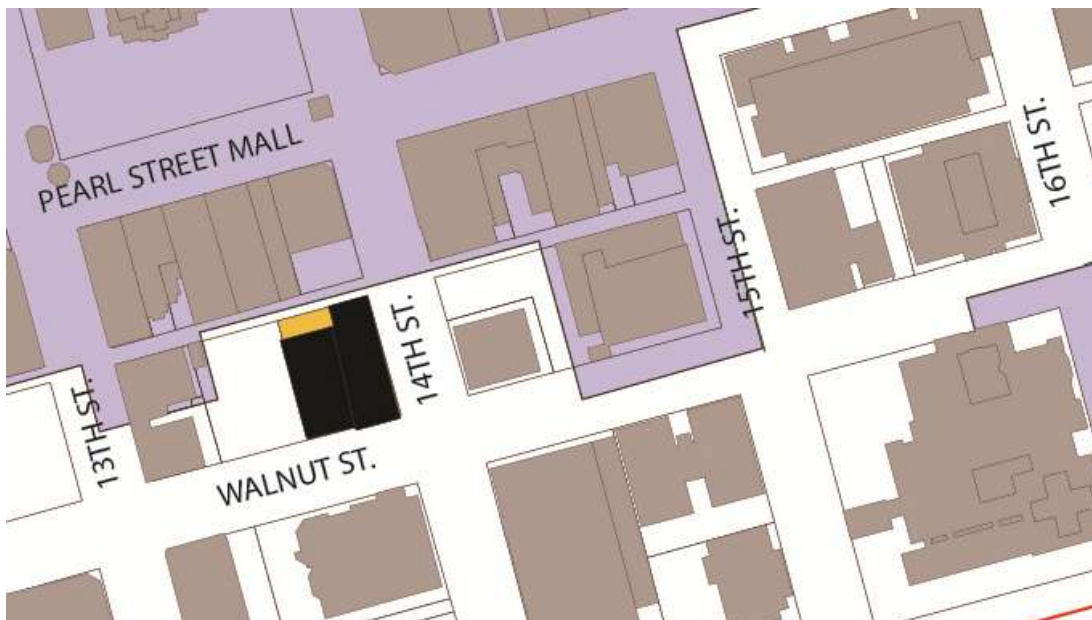


Figure 1. Location Map, 1919 14th St.

PROPERTY DESCRIPTION:

The 15,165 sq. ft. lot at 1919 14th St. is located on the northwest corner of Walnut St. and 14th St. An alley, Lawry Ln., borders the property's northern boundary and marks the Downtown Historic District's southern boundary. The building encompasses the majority of the lot, with pavement on the north side.



Figure 2. Colorado Building, 1919 14th St., 1957.

Designed by prominent Boulder architect James M. Hunter, the nine-story Colorado Building is one of downtown Boulder's most prominent visual landmarks. The building, completed in 1957, was originally planned as a "six-story, glass and native stone structure, which will be designed somewhat along the lines of United Nations headquarters (completed in 1952)."¹ The Daily Camera reported that the Colorado Insurance Building was the first private building project to exceed \$1,000,000 in the city of Boulder. The three lower floors were designed to hold a department store, Joslin's, described as the "first big store in Boulder." The building, measuring approximately 100 ft. in height, was erected before Boulder imposed a height restriction of 55 ft. in 1972.

The property was developed by Allen J. Lefferdink, a Boulder businessman who started several enterprises including Allen Enterprises, Allen Enterprises Loan, Colorado Credit Life Insurance Co., and Boulder Acceptance Co. In 1960, Lefferdink was indicted

¹ Daily Camera

on 18 counts of mail fraud. He was convicted of the charges, but won a new trial where he was acquitted. Lefferdink then left the state, leaving investors with an estimated \$25 million in losses.



Figure 3. South and east facades, 1919 14th St., 2014.

The nine-story building features red brick walls that bookend a glass and aluminum curtain wall. The brick walls, located on the north and south elevations, are subtly textured with protruding horizontal brick bands, approximately located at each floor plate. Vertical tiles, measuring approximately 4" by 12", wrap the ground floor of the building.



Figure 4. East Façade, 1919 14th St., 2014.

The east façade (facing 14th St.) features a large aluminum and glass curtain wall bordered by the masonry walls on the north and south. The curtain wall is composed of alternating horizontal bands of glass and painted panels.

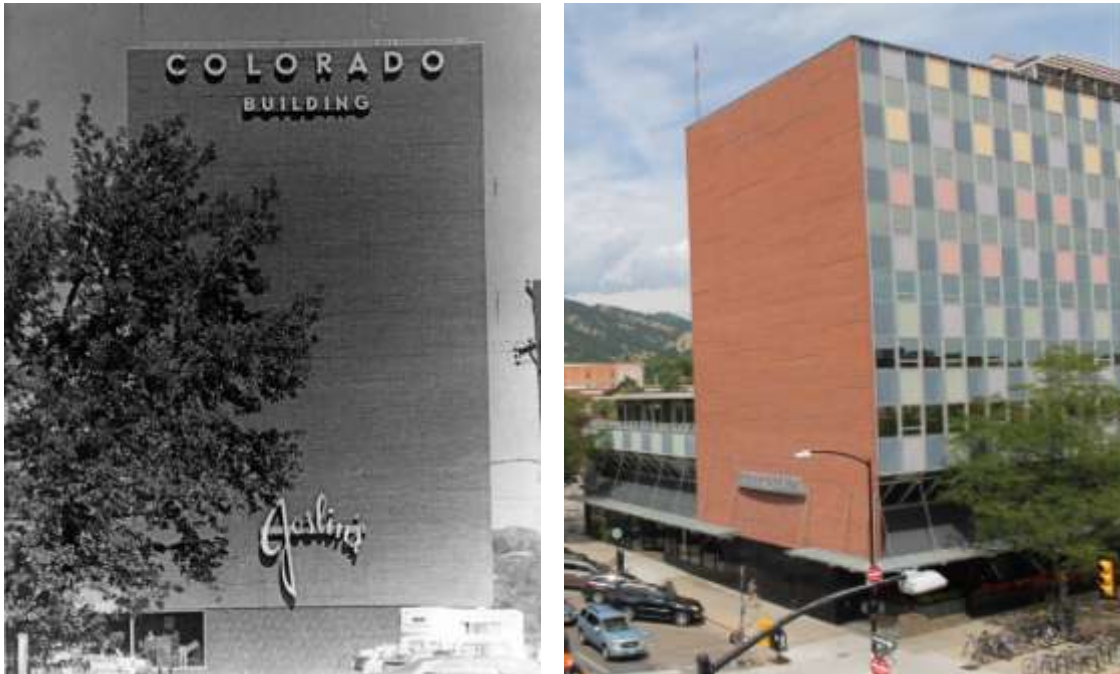


Figure 5. South Elevation, 1919 14th St., c. 1970s (left) and 2014 (right).

The south elevation (facing Walnut St.) features a contemporary “Colorado Building” sign located near the bottom of the elevation. The ground level is wrapped in a shiny black, vertical tile (a later alteration). The entrance at the corner of 14th and Walnut St. is recessed, and is currently unused. A three-story pavilion is located west of the office tower, and features an open storefront on the ground level and an inverted curtain wall above. The third story is setback, and features a paneled curtain wall similar to that on the office tower. The pavilion is capped by an overhanging sun-screen that closed on the south elevation and has an open grid on the west elevation.



Figure 6. West Elevation, detail, 1919 14th St., 2014.

The west elevation of the office tower features a paneled glass curtain wall. The brick wall at the north end is recessed and features concrete panels at each level. The west elevation of the pavilion features regularly spaced sliding glass windows. The recessed third floor with the gridded sunshade extends approximately two-thirds of the elevation. A northernmost portion of the elevation is painted.



Figure 7. West Elevation, 1919 14th St., 2014.

The north elevation is nearly identical in design to the south elevation. The wall is subtly textured with slightly protruding horizontal bands of brick, as seen on the southern elevation. A 1966 photo shows that the north elevation originally featured a “Colorado Building” sign near the top that was identical to the sign seen on the south elevation.



Figure 8. Northeast corner, 1919 14th St., 1972 (left) and 2014 (right).

ALTERATIONS

The building underwent a series of alterations in the 1980s, including reconfiguration of the façade of the west pavilion and replacement of the glazing system. A contemporary awning was added around 2008. The polychrome paint scheme was introduced in the 1980s. Further information is needed to determine the original color, which appears in historic photographs to be either dark gray or a blue-green color.



Figure 9. South Elevation, 1919 14th St., 1956 (left) and 2014 (right). The pavilion portion of the building was remodeled in the 1980s.

The 1995 Historic Building Inventory Form identifies the building as possessing architectural significance as the work of a recognized master, and representative of a type, period or method of construction and historical significance for its association with significant events or patterns:

The building is significant for its representation of the work of Boulder architect James M. Hunter, who also designed the Boulder Municipal Building, the Masonic Temple, and the Boulder Public Library. This building is significant as Boulder's first skyscraper and represents the International style in its rectangular form with flat roof, slender mullions, ribbons of windows and spandrels, and exposed brick. The building is significant for its association with the development of downtown Boulder, having been the first major downtown building erected in Boulder after 1930.

The 2000 Boulder Modern Architecture Survey identified the building as potentially eligible for local landmark designation and listing on the State Register of Historic Places. The survey states:

The Colorado Building is significant for its association with the development of the Modern movement in architecture in Boulder. The building holds a unique place in Boulder as the only significant Modern high-rise tower downtown. It is a big-city high rise scaled down to match the small town in which it was built. The Colorado Building is significant in that it embodies the characteristics of the Miesian style, including:

- *horizontally oriented but with strong secondary verticals;*
- *uniform handling of the walls;*
- *large areas of tinted glazing;*
- *glass and metal curtain walls;*
- *use of industrial materials including aluminum;*
- *enameled metal panels in colors;*
- *rectilinear conception of building's volumes;*
- *no ornament;*
- *use of the cantilever;*
- *flat roofs.*

The Colorado building is significant because it is the work of James Hunter, an acknowledged master of Boulder architecture. It represents one of the most important Hunter commissions of the 1950s. The Colorado Building is significant for the high standard of the construction craft. The red brick-veneered curtain-walls, and the alternating aluminum, glass and enameled metal curtain-walls, have all be finely

manufactured, executed and installed. The cantilevered cast-concrete sunshades on the roof-tops are also finely made. The Colorado Building is significant for its location in the center of downtown on the busy northwest corner of 14th and Walnut streets.



Figure 10: View facing east, from corner of 13th and Walnut St., 2014.



Figure 11. Photo of architect
James M. Hunter.

James Hunter was born in Omaha, Nebraska on April 19, 1908 to Edgar W. and Ida J. Hunter. He studied architectural engineering at Iowa State University from 1927 to 1931 before transferring to the University of Illinois, where he received his degree in 1936. Hunter began his career as a draftsman with Ernest Stouffer, Supervising Architect at the University of Illinois. He came to Boulder to work as a head draftsman in the office of Glen Huntington, as well as head draftsman for the University of Colorado. In 1940 he formed a partnership with Harold Jones, but left to serve in World War II. After the war, Hunter returned to Boulder and started his own firm, James M. Hunter & Associates. The Boulder Masonic Lodge was one of the first commissions of his newly established firm.

Although his work extended through the state, as well as in other states, the bulk of his practice was in Boulder where he could be close enough for full supervision. He felt “that an architect could function in a small community and could be an influencing and

bettering force in the esthetic environment of that community.”² Some of his key designs in Boulder include the Boulder Municipal Building, the Nelson House, the original Boulder Public Library, and the Boulder Medical Center.

During his illustrious career, Hunter served as planner and architect for Colorado State University and Fort Lewis College in Durango. He also held similar posts with Regis College, Denver, and Tarkio College, Missouri. In addition, he was president of the Colorado board of architect examiners, president of the Colorado chapter of the AIA, national second vice president of the AIA, and was made a Fellow of the AIA in 1957.³

Hunter retired from active practice in 1973 and died at the age of 75 in 1983 at his home in Boulder. His work was recognized in architectural professional magazines during his time and today James M. Hunter is considered to be one of Boulder’s most influential architects.

HISTORY

Prior to the construction of the Colorado Building in 1956, the 1300 block of Walnut St. was largely residential, with commercial and office buildings facing 13th and 14th streets.

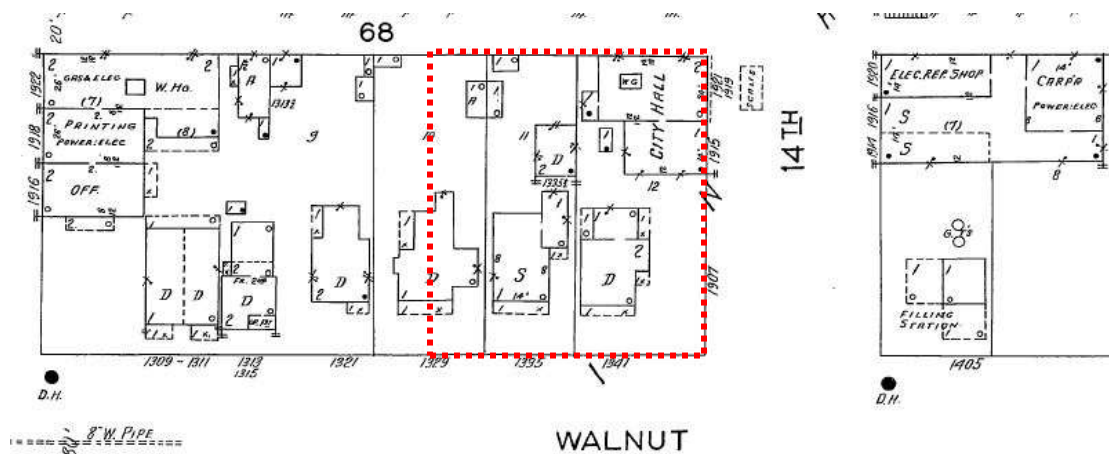


Figure 12. Sanborn Fire Insurance Map, 1931. (Approximate lot line of 1919 14th St. shown in dashed line).

The 1931 Sanborn Fire Insurance Map of the 1300 block of Walnut St. shows that six residences were located on the north side of the 1300 block of Walnut St. An apartment building, constructed at the northwest corner of 13th and Walnut streets in 1941, is visible in the c.1949 tax assessor photograph. It was recently demolished.

² James M. Hunter, Biographical Sketch. Office of Archeology and Historic Preservation, Colorado Historical Society, 2006.

³ Ibid.

A brick duplex was located directly east of the 1940s apartment building (1309-11 Walnut St.). The south façade featured a stepped parapet, decorative brickwork, and two entrances covered by hipped roof porches. The two-story brick house at 1313-15 Walnut St. featured a hipped roof, wide double-hung windows, and a gable roof porch over the Walnut St. entrance (visible in the c.1929 tax assessor photograph by removed by 1949). The property's brick accessory building (1922 ½ 13th St.) is still standing today.

The one-story, brick house located at 1321 Walnut St. featured a hipped roof with decorative brackets, paired double-hung windows and a front stoop. The wood-frame house at 1335 Walnut St. (stuccoed by 1950), featured a crisp gable roof with overhanging eaves and stone hoods above two-over-two double-hung windows. Little is known about the residents of these houses.



Figure 13. Tax Assessor Photo for 1313 Walnut Ave. (center) and 1321 Walnut Ave. (right) c. 1934.



Figure 14. Tax Assessor Photo for 1329 Walnut Ave. c. 1934.



Figure 15. Tax Assessor Photo for 1335 Walnut Ave. c. 1934.



Figure 16. Photo of 1341 Walnut Ave, date unknown.



Figure 17. Portraits of Bernard (Barney) and Elizabeth Mallon, residents of 1341 Walnut St. 1882-1918.



Figure 18. Bernard and Elizabeth Mallon House, 1341 Walnut St., c.1940.

Photograph Courtesy the Carnegie Branch Library for Local History.

The grandest house on the block was constructed in 1882 by Bernard and Elizabeth Mallon. Prominently located on the northwest corner of Walnut and 14th streets (1341 Walnut St.), the Italianate house featured a symmetrical façade with segmentally arched windows with hooded surrounds, a hipped roof with decorative brackets, a roof pediment and porch with decorative posts on the south elevation. A second porch was located on the east elevation. The building, with an ornate wrought-iron fence, was demolished in 1955 to make way for the Colorado Building.



Figure 19. Photo of 1921 14th St., c. 1937.

City Hall was originally located at 1921 14th St. The two-story Italianate building originally served as the city's fire station. The tall, arched bays were enclosed when the building was converted to office use. The one-story, brick commercial building housed the sheriff's office and later the planning offices. The buildings were vacated when the Municipal Building, also designed by James Hunter, was constructed in 1951.

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, of the historic preservation ordinance specifies that in its review of an application for local landmark designation, "the landmarks board shall determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, *Legislative Intent*, and 9-11-2, *City Council May Designate Landmarks and Historic Districts*."

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. The criteria are included in *Attachment E*.

The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 45 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within 30 days of the hearing date. City Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2 of the B.R.C., it shall adopt specific findings and conclusions approving or modifying and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 45 days) for a public hearing. The public hearing before City Council must be held within 100 days of the Landmark Board's decision recommending designation.

ANALYSIS OF LANDMARK CRITERIA:

A. Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past?

Staff finds that the proposed application to landmark 1919 14th St. will protect, enhance, and perpetuate a building reminiscent of a past era important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE:

Summary: The building at 1919 14th St. is considered to have historic significance under criteria 1, 3 and 4.

1. Date of Construction: 1955

2. Association with Persons or Events: None observed.

3. Development of the Community: Modern Architecture

Elaboration: This building was the first major construction project downtown after 1930 and demonstrates the development of the Modern Architectural Movement in the Post-World War II era and promotes community awareness of our cultural, economic and social heritage.

4. Recognition by Authorities: Survey of Modern Architecture, 2000.

ARCHITECTURAL SIGNIFICANCE:

Summary: The building at 1919 14th St. is believed to have architectural significance under criteria 1, 2, 3 and 4.

1. Recognized Period or Style: Modern Architecture

Elaboration: The Colorado Building was built in 1955 using the design of locally prominent architect, James M. Hunter, in a Modern Architectural style.

2. Architect or Builder of Prominence: James M. Hunter

Elaboration: The Colorado Building is one of Hunter's most important commissions in the 1950s. Some of Hunter's other key architectural designs in Boulder include the Boulder Municipal Building, the Nelson House, the original Boulder Public Library, and Boulder Medical Center. During his illustrious career, Hunter served as planner and architect for Colorado State University and Fort Lewis College in Durango. He also held similar posts with Regis College in Denver and Tarkio College in Missouri.

3. Artistic Merit: Embodies the characteristics of the International style.

Elaboration: This building is an excellent example of the Meisian Style influenced regional design, as reflected in its curtain wall system, flat roof, use of cantilevers, use of industrial materials including aluminum, enameled metal panels in colors, and rectilinear conception of building's volumes. Hunter felt that the structural qualities of the building's form and materials were key artistic elements.

4. Example of the Uncommon: The Colorado Building was the first major building constructed downtown after 1930 and remains one of Boulder's only high-rise buildings.

5. Indigenous Qualities: None observed.

B. Does the proposed application develop and maintain an appropriate setting and environment for the historic resource and area to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City's living heritage?

Staff finds that the proposed application would maintain an appropriate setting for the historic resource at 1919 14th St. and enhance property values, promote tourist trade and interest, and foster knowledge of the City's living heritage due to its geographic importance. Staff considers that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The building at 1919 14th St. has environmental significance under criterion 3.

1. **Site Characteristics:** None observed

2. **Compatibility with Site:** None observed

3. **Geographic Importance:** Downtown Boulder

Elaboration: The building is significant for its location on a prominent corner in downtown Boulder. It is situated on the northwest corner of 14th St. and Walnut St., forming a readily recognizable landmark in the surrounding landscape. Due to its height, the Colorado Building can be seen from many parts of Boulder's Downtown area, making it a visual landmark.

4. **Environmental Appropriateness:** None observed.

5. **Area Integrity:**

The property is located one block south of Pearl Street Mall at the intersection of Walnut St. and 14th Street. The building sits just outside the southern border of the Downtown Historic District. Aside from the many historical Pearl Street buildings that sit directly to the north of the Colorado Building, the historic U.S. Post Office sits one block to the east at 1905 15th St.

Walnut Street and 14th Street, which border the south and east sides of the building are both heavily trafficked streets. Additionally, the intersection of two of Boulder's main thoroughfares, Broadway and Canyon Boulevard, sits only two blocks to the southwest.

C. *Does the proposed application draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives?(See Subsection 9-11-1(b), B.R.C. 1981).*

Staff finds this application draws a reasonable balance between private property rights and the public's interest in preserving the city's cultural, historic, and architectural heritage. The property owner supports the designation.

BOUNDARY ANALYSIS

The building is on a residential/business lot, approximately 15,165 sq. ft. in size. Staff recommends that the boundary be established to follow the property lines of the lot, which is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

ATTACHMENTS:

- A: Application for Landmark Designation
- B: Architectural Inventory Record Form
- C: Photographs
- D: Significance Criteria for Individual Landmarks

Attachment A: Application for Landmark Designation



HIS 2014 - 00186

Application for Individual Landmark

6/13/14

Name of Building: The Colorado Building Date: ~~05/28/2014~~

Address: 1919 14th Street, Boulder CO 80302

Owner(s): 1919 Street, LLC Phone: (303) 442-8687

Address(es): 1375 Walnut Street, Suite 10, Boulder, CO 80302

Applicant: Jeffrey Wingert Phone: (303) 442-8687

Address: 1375 Walnut Street, Boulder, CO 80302

Date of Construction: 05/01/1956

Type of Construction: Cast in place concrete construction with masonry veneer

Architectural Style / Period: International

Architect / Builder: James M. Hunter

Condition of Exterior: Good

Additions / Alterations to Exterior: Miscellaneous exterior renovations

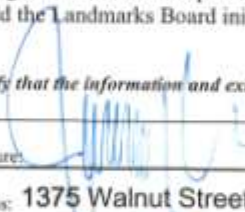
Date of Alteration(s) / Addition(s): 01/01/1980

Please attach a copy of the legal description of the property.

Fee \$25 (if applicable)

A filing fee of \$25.00 is required to file an application for designation of an individual landmark. Should the Landmarks Board initiate designation of a property or area, there is no fee involved.

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature: 
Address: 1375 Walnut Street, Suite 10, Boulder, CO 80302
Designation initiated by: COB Date: 06/11/2014

Legal Description of the Colorado Building, 1919 14th Street, Boulder, Colorado

The East 12 feet of Lot 10, Lot 11, and Lot 12, Block 68, Original Town of Boulder, County of Boulder,
State of Colorado.



HIS2014-00186

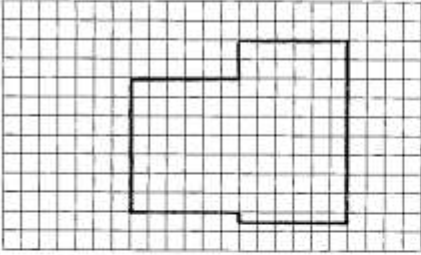
Attachment B: Architectural Inventory Record Form

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE			
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated		
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.		
Date _____			

PROJECT NAME: Boulder Survey of Historic Places-Scattered Resources, 1995		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL5913
		TEMPORARY NO.: 1463-30-3-37-011		
CURRENT BUILDING NAME: Vectra Bank Building		OWNER: COLORADO BUILDING GROUP 1919 14TH ST, STE. 615 BOULDER CO 80302		
ADDRESS: 1919 14th ST BOULDER, CO 80302		TOWNSHIP 1N RANGE 70W SECTION 30 SW 1/4 SW 1/4		
HISTORIC NAME: Colorado Insurance Building		U.S.G.S. QUAD NAME: Boulder YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 68 LOT(S): 8p, 9-12 ADDITION: Boulder Orig. Town YR. OF ADDITION: 1859		
FILM ROLL NO.: 95B-40 BY: T.H. Simmons	NEGATIVE NO.: 31	LOCATION OF NEGATIVES: Boulder City Plng.	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1956 SOURCE: Boulder County Assessor	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Office Building HISTORIC: Office Building	
			CONDITION: X EXCELLENT FAIR GOOD DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: In 1979, the building was remodeled and wrapped with solar-reflective bronze glass.	
			CONTINUED YES X NO	
STYLE: International		STORIES: 9	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick		SQ. FOOTAGE: 65000	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Nine story office building with flat roof with awning above ninth story. Glazed first story with display windows sheltered by angled metal awning at second story which creates a strong horizontal division intersecting with angled windows above. Tile below first story windows. Southern end wall composed of windowless brick. Brick tower which projects above cornice line on north and contains elevator and stair shaft has vertical row of windows and panels on western elevation. Horizontal divisions of upper floors created by alternating bands of windows and panel spandrels are divided vertically by continuous thin aluminum mullions. Three-story projecting wing on west with large display windows on first story; second floor angled inward; black tile under windows and at entries; west elevation is brick with casement windows.			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: YES NO	
			LOCAL LANDMARK DESIGNATION: No	
			NAME: DATE:	
			ASSOCIATED BUILDINGS? YES X NO TYPE:	
ADDITIONAL PAGES: YES X NO			IF INVENTORIED, LIST ID NOS.:	

PLAN SHAPE: 	ARCHITECT: James M. Hunter SOURCE: Cervi's Journal, 8-10-50 BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: SBL5913 ORIGINAL OWNER: Allen Enterprises SOURCE: Cervi's Journal, 8-10-50 THEME(S): Urban Commercial Districts, 1860 to Present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): This building was erected on the former site of the Boulder City Hall. In 1979, a \$1 million facelift was announced. The project architect was Thomas F. Zimmerman, who sought to give the building "an all-new look."				
CONTINUED YES <input checked="" type="checkbox"/> NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): This building was erected in 1956 as the Colorado Insurance Building. It was developed by Allen J. Lefferdink, a 32-year-old Boulder businessman who started several enterprises, including Allen Enterprises, Allen Enterprises Loan, Colorado Credit Life Insurance Co., and Boulder Acceptance Co. In 1960, Lefferdink was indicted on 18 counts of mail fraud. He was convicted of the charges, but won a new trial where he was acquitted. Lefferdink then left the state, leaving investors with an estimated \$25 million in losses. The nine-story, \$1.5 million building, Boulder's first skyscraper, featured a heliport on the roof. The building was designed by Boulder architect James Hunter, who also designed the Masonic Temple and the Boulder Municipal Building. The building was originally planned as "a six story, glass and native stone structure, which will be designed somewhat along the lines of United Nations headquarters." The building boasted "the most modern design, with one wall all glass." The building was erected before Boulder imposed height restrictions. The three lower floors were designed to hold a department store, Joslin's, described as the "first big store in Boulder," which operated there until 1980. The building currently houses Vectra Bank.				
CONTINUED YES <input checked="" type="checkbox"/> NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: <input checked="" type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input checked="" type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: <input checked="" type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input checked="" type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
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TIER EVALUATION: STATEMENT OF SIGNIFICANCE: This building is significant for its representation of the work of Boulder architect James M. Hunter, who also designed the Boulder Municipal Building, the Masonic Temple, and the Boulder Public Library. This building is significant as Boulder's first skyscraper and represents the International style in its rectangular form with flat roof, slender mullions, ribbons of windows and spandrels, and exposed brick. The building is significant for its association with the development of downtown Boulder, having been the first major downtown building erected in Boulder after 1930.				
CONTINUED YES <input checked="" type="checkbox"/> NO				
REFERENCES (BE SPECIFIC): Boulder County Assessor information; Phyllis Smith, "A Look at Boulder," (Boulder: Pruett Publishing Co., 1981), 159, 189, 190; Sylvia Petten, "Boulder: Evolution of a City," (Niwot: University Press of Colorado, 1994), 41, 69; Denver Post, 17 November 1953; Denver Post, 2 June 1979; and Cervi's Journal, 10 August 1950.				
CONTINUED YES <input checked="" type="checkbox"/> NO				
SURVEYED BY: T.H. Simmons/J.E. Broeker	AFFILIATION: Front Range Research Associates, Inc.	DATE: November 1995		

Architectural Inventory Form

Resource # 5BL8218

OAHPI403

Rev. 9/96

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 4

1919 14th StreetOfficial eligibility determination
(OAHPI use only)

Date Initials

- ☐ Determined Eligible - NR
☐ Determined Not Eligible - NR
☐ Determined Eligible - SR
☐ Determined Not Eligible - SR
☐ Need Data
☐ Contributes to eligible NR District
☐ Noncontributing to eligible NR District

*Eligibility not yet reviewed by the
Boulder Landmarks Board or the
Colorado Historical Society*

I. IDENTIFICATION

1	Resource number	5BL8218
2	Temporary resource number	None
3	County	Boulder
4	City	Boulder
5	Historic building name	Colorado Building
6	Current building name	Vectra Bank Building
7.1	Building address	1919 14th Street
8.1	Owner name	Colorado Building Group
8.2	Owner address	1919 14th Street, Suite 615
8.3	Owner city	Boulder
8.4	Owner state	CO
8.5	Owner zip	80302

II. GEOGRAPHIC INFORMATION

9.1	P.M.	6TH
9.2	Township	T1N
9.3	Range	R70W
9.4	1/4 of	NE
9.5	1/4 of	NE
9.6	1/4 of	SW
9.7	1/4 of	SW
9.8	Section	30
10.1	Zone	13
10.2	mE	476400
10.3	mN	4429490
11.1	USGS quad name	Boulder Quadrangle
11.2	Year	1966, Photorevised 1979
11.3	Map scale 7.5'	Yes
11.4	Map scale 15'	Not applicable
12.1	Lot(s)	8, 9, 10, 11, 12
12.2	Block	68
12.3	Addition	Boulder Original Town
12.4	Year of Addition	Unknown
13	Boundary Description / Justification	Legal boundaries of property

III. ARCHITECTURAL DESCRIPTION

14	Building plan (footprint, shape)	Irregular plan
15.1	Length in feet	Unknown
15.2	x Width in feet	Unknown
16	Number of stories	Nine

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1919 14th Street

17	Primary external wall material(s) 2 max	Brick, Glass
18	Roof configuration 1 max	Flat Roof
19	Primary external roof material 1 max	Unknown
20	Special features (all that apply)	See architectural description
21	General architectural description	

The Colorado Building has a mix of horizontal and vertical elements. The end walls of red brick are vertical rectangles in form. The glass and metal curtain walls are composed of a vertical stack of horizontal bands with a secondary vertical formed by the aluminum ribs that run from the second to the top floor. The Colorado Building features a simple rectilinear composition of intersecting planes that define the building's volumes. There are two principle formal components to the building, the office tower facing 14th Street, and the low-rise pavilion facing Walnut Street. The tower features a red brick elevator stack on the north side that rises more than a story above the rest of the building. At the roof-line, where the elevator stack is connected to the office tower, is a penthouse which has been set back and is screened by over-hanging cantilevered sun-shades made of cast concrete pierced by decorative circular openings. The roof includes a helipad. The pavilion is similarly conceived, featuring a set-back penthouse structure shielded by sun-screens that match those at the top of the tower. A misguided remodel in the 1980s removed some of the original material on the first and second floors, and changed the original configuration of the walls. This damage could be repaired by recreating the lost details.

22.1	Architectural style	Miesian
22.2	Building type	Not applicable
23	Landscaping or special setting features	See architectural description
24	Associated buildings, features or objects	See architectural description

IV. ARCHITECTURAL HISTORY

25.1	Date of construction, estimated	None
25.2	Date of construction, actual	1955
25.3	Source of information	City of Boulder Ordinance No. 1853, 3/15/1955
26.1	Architect	James Hunter
26.2	Source of information	Boulder Daily Camera, January 2, 1957
27.1	Builder / contractor	Unknown
27.2	Source of information	Unknown
28.1	Original owner	Colorado Insurance Group Building, Inc.
28.2	Source of information	City of Boulder Ordinance No. 1853, 3/15/1955
29.1	Major additions/alterations/dates	Unknown
30.1	Original location Yes/No	Yes
30.2	Moved Yes/No	No
30.3	Date of move	Not applicable

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1919 14th Street

V. HISTORICAL ASSOCIATIONS

31	Original use/s	Business
32	Intermediate use/s	Business
33	Current use/s	Business
34	Site type/s	Not applicable
35	Historical background	See Boulder Modern Context and statement of significance
36	Sources of information	See bibliography, Boulder Modern Survey

VI. SIGNIFICANCE

37.1	Local landmark designation	Yes, Downtown Boulder Historic District
37.2	Date of designation	Unknown
37.3	Designating authority	City of Boulder
38.1	A. Associated with events	No
38.2	B. Associated with significant persons	No
38.3	C. Architectural significance	Yes
38.4	D. Yielded/likely to yield import hist	No
38.5	Criteria considerations Letter	G
38.6	Meets no criteria	Not applicable
39	Areas of significance	Architecture
40	Period of significance	1955
41.1	National	No
41.2	State	Yes
41.3	Local	Yes
42	Statement of significance	

The Colorado Building is significant for its association with the development of the Modern movement in architecture in Boulder. The Colorado Building holds a unique place in Boulder as the only significant Modern high-rise tower downtown. It is a big city high rise scaled down to match the small town in which it was built. The Colorado Building is significant in that it embodies the characteristics of the Miesian style: it is horizontally oriented but with strong secondary verticals, there is uniform handling of the walls, there are large areas of tinted glazing, there are glass and metal curtain walls, there is the use of industrial materials including aluminum, there are enameled metal panels in colors, there is a rectilinear conception of building's volumes, there is no ornament, the walls are eaveless, there is the use of the cantilever, and there are flat roofs. The Colorado Building is significant because it is the work of James Hunter, an acknowledged master of Boulder architecture. It represents one of the most important Hunter commissions of the 1950s. The Colorado Building is significant for the high standard of the construction craft. Both the red brick-veneered curtain-walls, and the alternating aluminum, glass and enameled metal curtain-walls, have all been finely manufactured, executed and installed. The cantilevered cast-concrete sunshades on the roof-tops are also finely made. The Colorado Building is significant for its location in the center of downtown on the busy northwest corner of 14th and Walnut streets.

The Colorado Building also satisfies Criteria Consideration G, achieving significance within the past fifty years due to its exceptional significance. This exceptional significance is defined by its integral relationship to the post-war development of Modern architecture in Boulder, a movement which has received extensive press coverage; by comparison with other Modern architecture of the post-war period in Boulder; and as documented by an ever-increasing body of scholarly evaluation on the historical importance of Modern architecture which developed during the post-war period.

43	Integrity	Largely original condition, some alterations floors one, two
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Attachment C: Photographs



1919 14th St., view of south west corner, 2014.



1919 14th St., close up of exterior ground level on south elevation, 2014.



1919 14th St., view of west elevation, 2014.



1919 14th St., view of north east corner, 2014.



1919 14th St., close up of concrete detail at northwest corner, 2014.



View looking south down 14th St., north elevation of 1919 14th St. in view.

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barker), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture

(Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.